



Kinsley Estates

building memories that last for evermore

SECTION 2 STANDARD FEATURES at KINSLEY ESTATES

Interior Appointments

- Nine Foot ceilings on main level
- LVP flooring in foyer
- Wall to wall carpet with 6 pound padding in bedrooms, DR, LR, Rec Room, staircases
- 200 amp electric service
- Interconnected smoke alarm on each floor and bedroom
- Washer and dryer hookup
- Basement - Approx. 800 SF Unfinished Walk up (per plan) Plan C on slab
- Colonial Trim package with crown molding in foyer with Riverside doors
- Brushed nickel doorknobs and hinges
- Luxurious master baths with shower, tile floor, private toilet area, double sinks
- 4" x 4" ceramic tile on floor and walls of master bath & shower surrounds
- Chrome faucets in kitchen and baths
- Wood shelves and rods in closets
- 50 gallon electric hot water heater
- TRANE HVAC system with programable digital thermostat located in mechanical room

Kitchen

- 42" Aristokraft, flat panel, stained wood cabinets with crown molding and hardware
- Level A Granite counters with stainless steel under-mount sink with garbage disposal in Kitchen
- Whirlpool brand appliances—Stainless steel
- 30" range with ceramic glass electric cooktop (per plan)
- 25 cf s/s refrigerator with water and ice in door
- Recessed lighting
- Pendant lighting over island

Exterior Appointments

- Black widows and gutters on fronts
- Black garage doors (no windows)
- Six Panel Front door
- Standard vinyl siding— non-beaded
- Stone wainscott
- One Car Garage with Garage door opener
- Public water and sewer
- Fully sodded front and rear yards
- Full asphalt driveways & concrete leadwalks
- Garage interior drywalled and taped
- Front and rear hose bibs and exterior electric outlets
- Low-E glass, single hung vinyl windows
- Keypad Deadbolt on front entry door
- All homes built on foundation and slab
- Verizon FIO internet - 2GB speed
- Walking distance to Stafford Hospital, county buildings, Stafford County Schools & shopping

Stafford County Schools

Designated for Kinsley Estates**

1. Stafford Elementary
2. Stafford Middle
3. Brooke Point High

**Schools are subject to change without notice. Please review Stafford School board website for updates

STARTING AT \$519,900

**Sales event rules and conditions: For advertised options and closing costs assistance, purchasers must finance mortgage with our preferred lender. Incentive is subject to withdraw at any time without notice.*

Square footages listed are approximate. Features subject to change without notice. 3/12/26